

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/S Seneca Park Road, 531'S of *
the c/l of Nanette Lane * DEPUTY ZONING COMMISSIONER
(805 Seneca Park Road) *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Stanley D. Wroblewski, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 805 Seneca Park Road, located in the vicinity of Carroll Island Road in Seneca Park. The Petition was filed by the owners of the property, Stanley D. and Sarah P. Wroblewski. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet for a proposed 30' x 30' garage, and an existing barn height of 18 feet, both in lieu of the maximum permitted 15 feet for accessory structures. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property has been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

After due consideration of the information submitted, it appears that the relief requested should be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, the relief requested sufficiently complies

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Date 11/25/90
By [Signature]

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with the requirements of Sections 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from struc-

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Date 11/25/96
By [Signature]

tures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage height of 17 feet and an existing barn height of 18 feet, both in lieu of the maximum permitted 15 feet for accessory structures, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The proposed garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

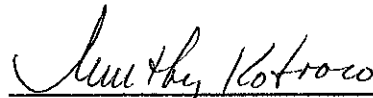
3) Prior to the issuance of any use and occupancy permit for the proposed garage, the existing garage located adjacent to the dwelling shall be removed.

4) There shall be no automotive service work performed within or commercial use of the proposed garage.

5) Compliance with any recommendations made by DEPRM upon completion of their review of this request.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated November 19, 1996, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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By

RECORDED

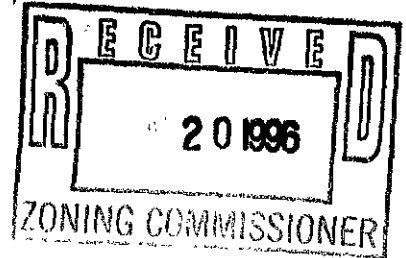
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

November 19, 1996

FROM: R. Bruce Seeley *RBS/98*
DEPRM

SUBJECT: Zoning Item #189 - Wroblewski Property
805 Seneca Park Road
Zoning Advisory Committee Meeting of November 4, 1996



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:SA:sp

WROBLEWS/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 25, 1996

Mr. & Mrs. Stanley D. Wroblewski
5214-U Silver Spring Road
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Seneca Park Road, 531'S of the c/l of Nanette Lane
(805 Seneca Park Road)
15th Election District - 5th Councilmanic District
Stanley D. Wroblewski, et ux - Petitioners
Case No. 97-189-A

Dear Mr. & Mrs. Wroblewski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Lou Wroblewski
805 Seneca Park Road, Baltimore, Md. 21220

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM
People's Counsel
Case File

MICROFILMED



Petition for Administrative Variance

97-189-A
to the Zoning Commissioner of Baltimore County

for the property located at 805 Seneca Park Road
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 to permit a proposed garage height of 17' in lieu of 15'
and existing barn height of 18' in lieu of 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Stanley D. Wroblewski
(Type or Print Name)

Stanley D Wroblewski
Signature

Sarah P. Wroblewski
(Type or Print Name)

Sarah P Wroblewski
Signature

5214 U Silver Spring Rd. 931-6831
Address Phone No

Perry Hall MD 21128
City State Zipcode
Name, Address and phone number of representative to be contacted

Lou/Brenda Wroblewski
Name
805 Seneca Park Rd 335-3244
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: MLC DATE: 10/23/96

ESTIMATED POSTING DATE: 11/3/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 189

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

97-189-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5214 U Silver Spring Rd
address

Perry Hall
City

MD
State

21128
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Pre-manufactured garage is higher than
zoning allows.

Steel Arch Building (30'x30', 17' high)
Existing garage is coming down
Existing barn (from 40's) is 18' high

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stanley D Wroblewski
(signature)
STANLEY D WROBLEWSKI
(type or print name)



Sarah P Wroblewski
(signature)
Sarah P Wroblewski
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of October, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sarah P Wroblewski and Stanley D Wroblewski

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

October 21 - 1996
date

Regina Myrtle Murray
NOTARY PUBLIC

My Commission Expires:

Affidavit in support of Administrative Variance

97-189-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5214 U Silver Spring Rd
address
Perry Hall MD 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Pre-manufactured garage is higher than zoning allows.

Steel Arch Building (30'x30', 17' high)
Existing garage is coming down
Existing barn (From 40's) is 18' high

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stanley D Wroblewski
(signature)
STANLEY D WROBLEWSKI
(type or print name)



SARAH P. WROBLEWSKI
(signature)
SARAH P. WROBLEWSKI
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sarah P. Wroblewski and Stanley D Wroblewski

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

October 21-1996
date

Regina Myrtle Murray
NOTARY PUBLIC

My Commission Expires:

REC'D BALCO



Petition for Administrative Variance

97-189-A

to the Zoning Commissioner of Baltimore County

for the property located at 805 Seneca Park Road
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

✓ 400.3 to permit a proposed garage height of 17' in lieu of 15'
and existing barn height of 18' in lieu of 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Stanley D Wroblewski
(Type or Print Name)

Stanley D Wroblewski
Signature

Sarah P Wroblewski
(Type or Print Name)

Sarah P Wroblewski
Signature

52144 Silver Spring Rd. 931-6831
Address Phone No

Perry Hall MD 21128
City State Zipcode
Name, Address and phone number of representative to be contacted

Lou/Brenda Wroblewski
Name
805 Seneca Park Rd 335-3244
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: 277C

DATE: 10/23/96

ESTIMATED POSTING DATE: 11/3/96



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on Recycled Paper

ITEM #: 189

ZONING DESCRIPTION

97-189-A

ZONING DESCRIPTION FOR 805 Seneca Park Road.

Beginning at a point on the Northeast side of
Seneca Park Road which is 50' wide at the
distance of 531 +/- North of the centerline of the
nearest improved intersecting street Nannette Lane,
which is 50' wide. *Being Lot # 117 - 118 in
the subdivision of Seneca Park Beach as recorded in
Baltimore County Plat Book # 8, Folio # 45,
containing 1.119 ac. +/-.

Also known as 805 Seneca Park Road and located
in the 15th Election District, 5th Councilmanic District.

MICROFILMED

#189



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 189 Petitioner: Stanley Wroblewski

Location: 805 Seneca Park Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lou Wroblewski

ADDRESS: 805 Seneca Park Rd

Baltimore, MD 21220

PHONE NUMBER: (410) 335-3244



Printed with Soybean Ink
on Recycled Paper

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CERTIFICATE OF POSTING

RE: Case No.: 97-189-A

Petitioner/Developer: _____

BRENDA WROBLEWSKI

Date of ~~Hearing~~/Closing: Nov. 18, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 805 SENECA PARK ROAD
BALTIMORE, MARYLAND 21220

The sign(s) were posted on Nov 2, 1996
(Month, Day, Year)

Sincerely,

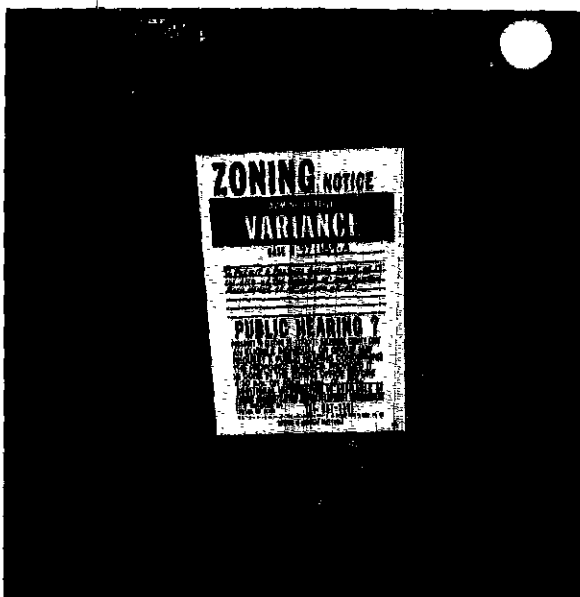
Thomas P. Ogle Sr. 11/2/96
(Signature of Sign Poster and Date)

Thomas P. Ogle Sr.
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-189-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 11/03/96.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-189

proposal
to permit a garage height of 17' in lieu of 15'
and existing barn height of 18' in lieu of 15'

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11/18/96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-189-A (Item 189)
805 Seneca Park Road
NE/S Seneca Park Road, 531' S of c/l Nanette Lane
15th Election District - 5th Councilmanic
Legal Owner(s): Stanley D. Wroblewski and Sarah P. Wroblewski
Post by Date: 11/03/96
Closing Date: 11/18/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Stanley and Sarah Wroblewski

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1996

Mr. and Mrs. Stanley Wroblewski
5214 U Silver Spring Road
Perry Hall, MD 21128

RE: Item No.: 189
Case No.: 97-189-A
Petitioner: S. Wroblewski, et ux

Dear Mr. and Mrs. Wroblewski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: November 4, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 177, 183, 184, 186, 189, 190, 191, 192, 194, and 195

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

*John
ALEXANDER*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 14, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 12, 1996
Item Nos. 183, 186, 189, 190,
191, 192 and 195

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

1/1/97

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 04, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 183, 184, 186, 189, 190, 191,
194 AND 195.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RECEIVED
NOV 15 1996



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-1-96
Item No. 183 (MJK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#188 --- MJK

1. Petition is for variance; receipt says special exception for \$250.

#189 --- MJK

1. Notary section is incomplete.

#191 --- JLL

1. No item number on petition form.
2. Notary section invalid (no notary seal).

#192 --- CAM

1. No review information on petition form.

#195 --- CAM

1. Notary section is incomplete.

MICROFILMED

10/28/96

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

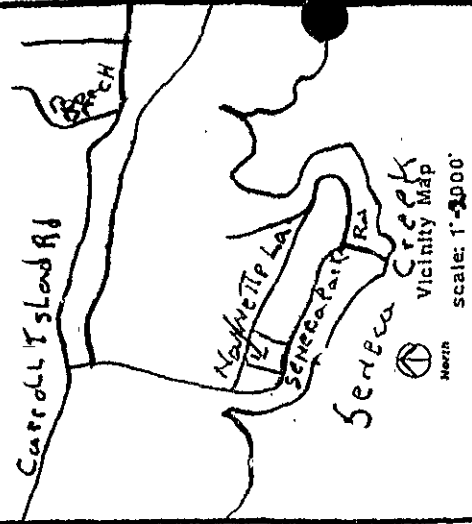
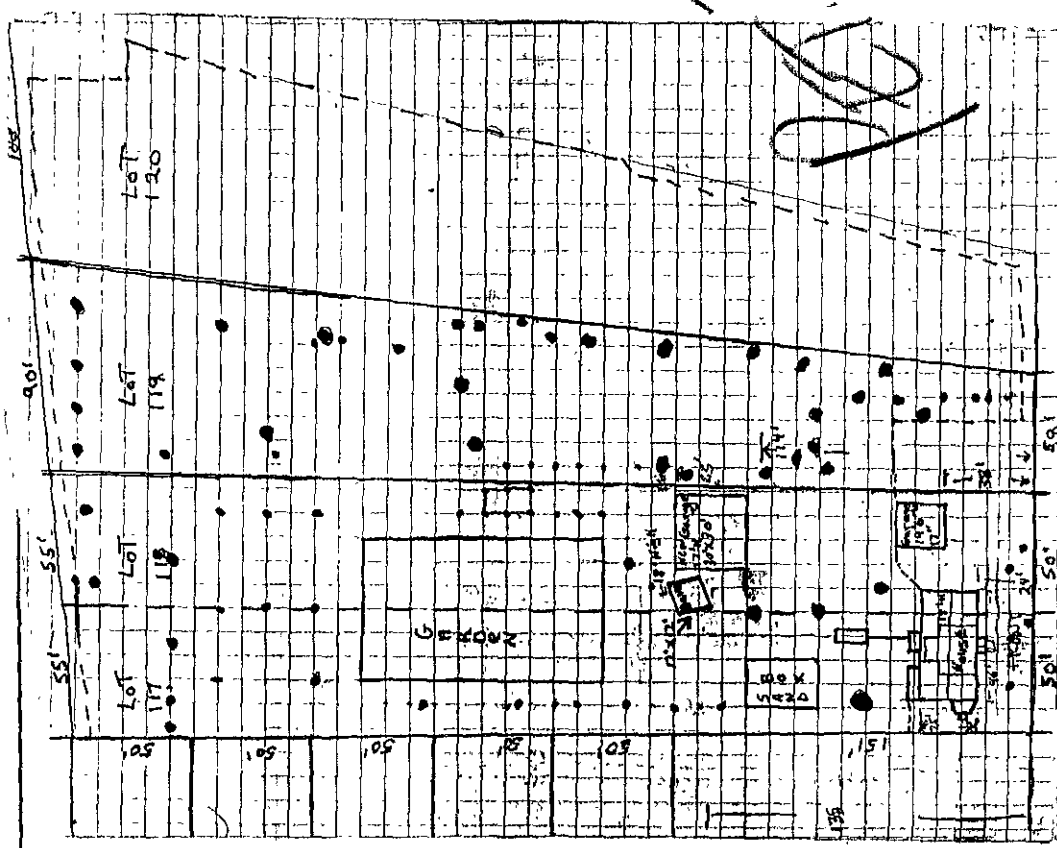
PROPERTY ADDRESS: 805 Seneca Park Rd

Subdivision name: Seneca Park Beach

plat book # 8, folio # 45, lot # 117-118 Section # 1

97-189-A

OWNER:



LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1"=200' scale map #: NE 3-L

Zoning: DRS-5

Lot size: 1.119 ac[±] = 48,743.6 sq ft

public ☐ private ☒
SEWER: ☐ WATER: ☒
Chesapeake Bay Critical Area: ☒ Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

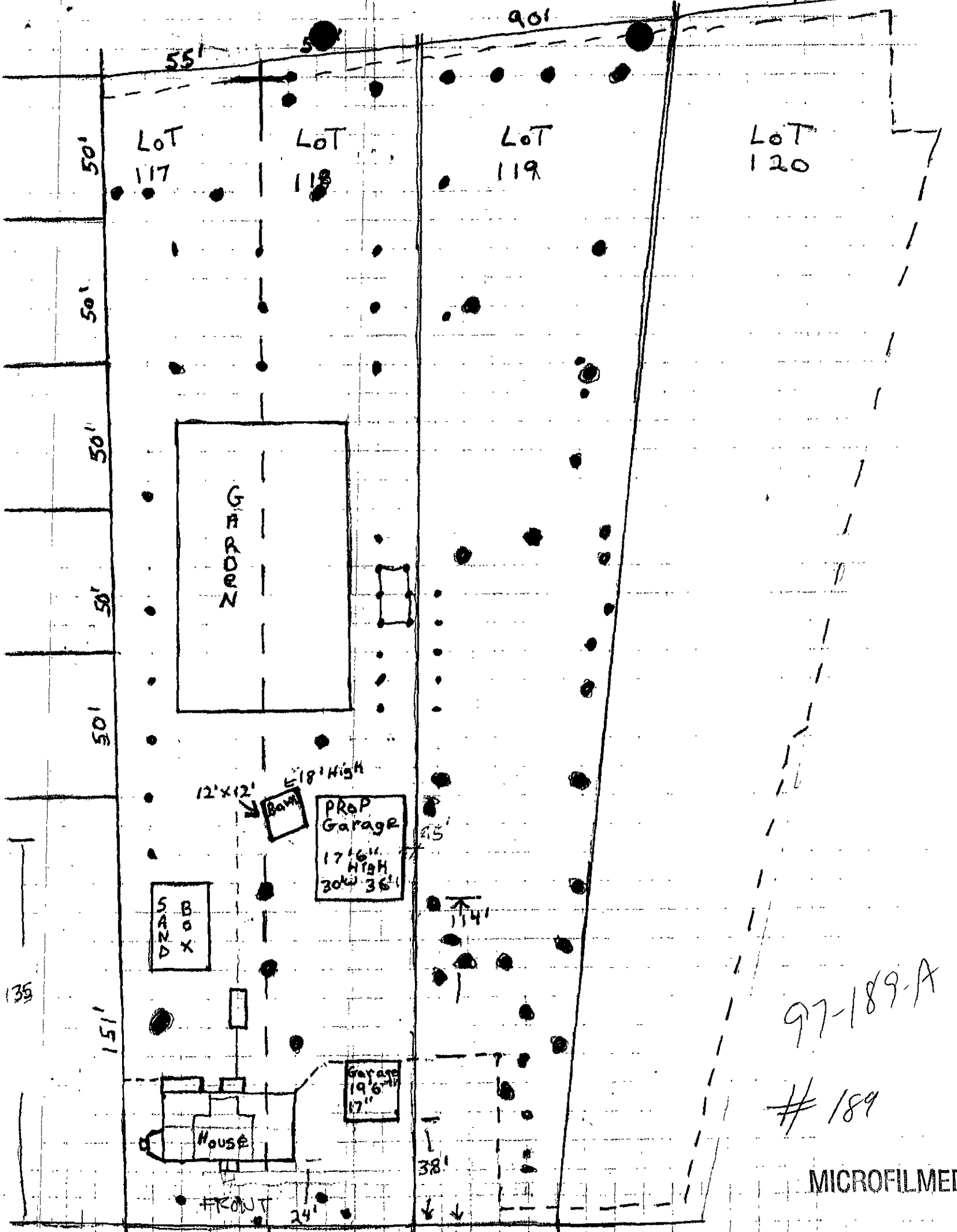
reviewed by: MM ITEM #: 189 CASE #:

MICROFILMED



North

date: 10/1/96
prepared by: Louis Wroblewski, Scale of Drawing: 1"= 80'



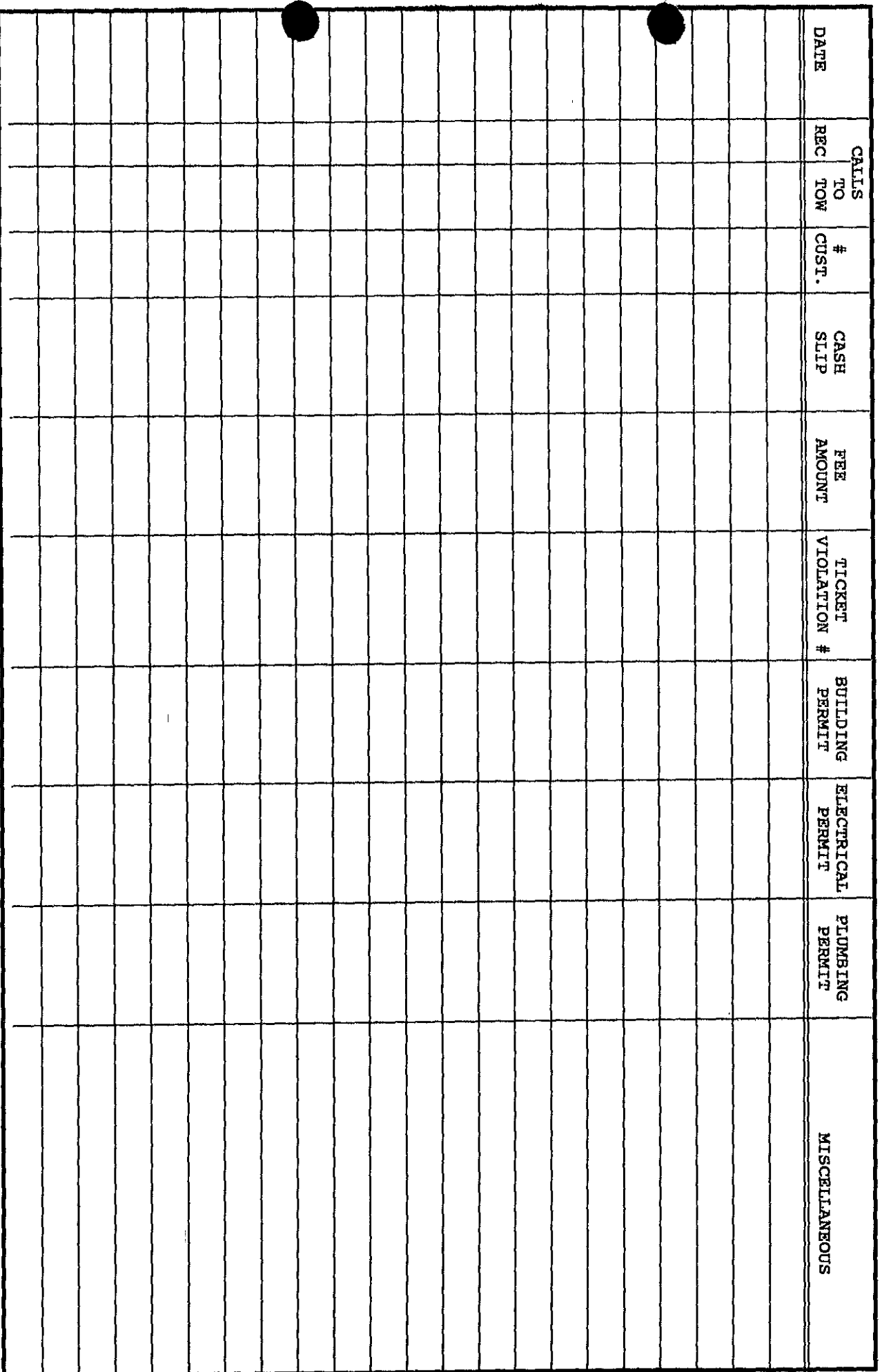
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97-189-A



MICROFILMED

BRANCH OFFICE DAILY RECORD



97-187 A



MICROFILMED

BRANCH OFFICE DAILY RECORD

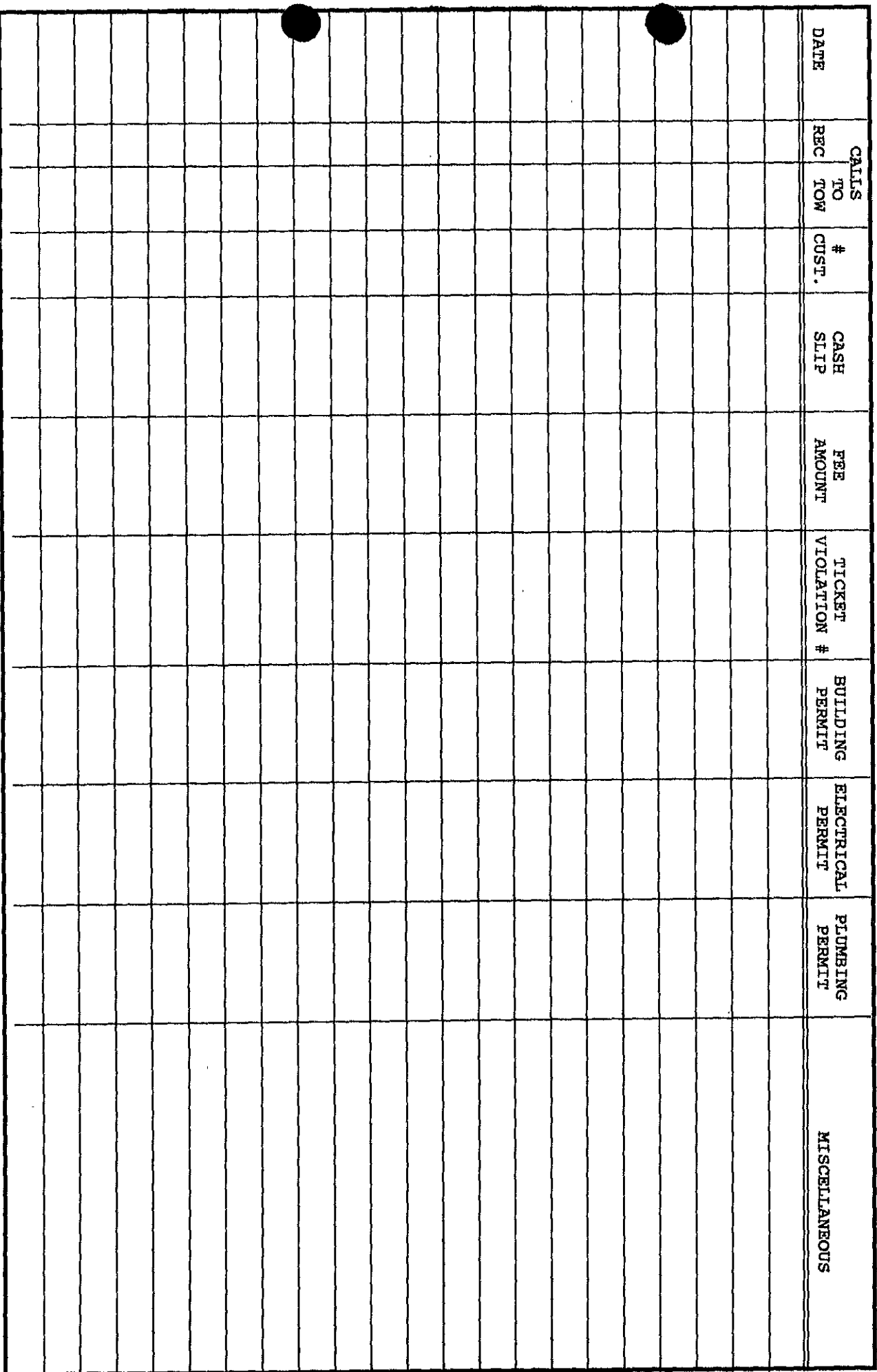
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97-189-A



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BRANCH OFFICE DAILY RECORD

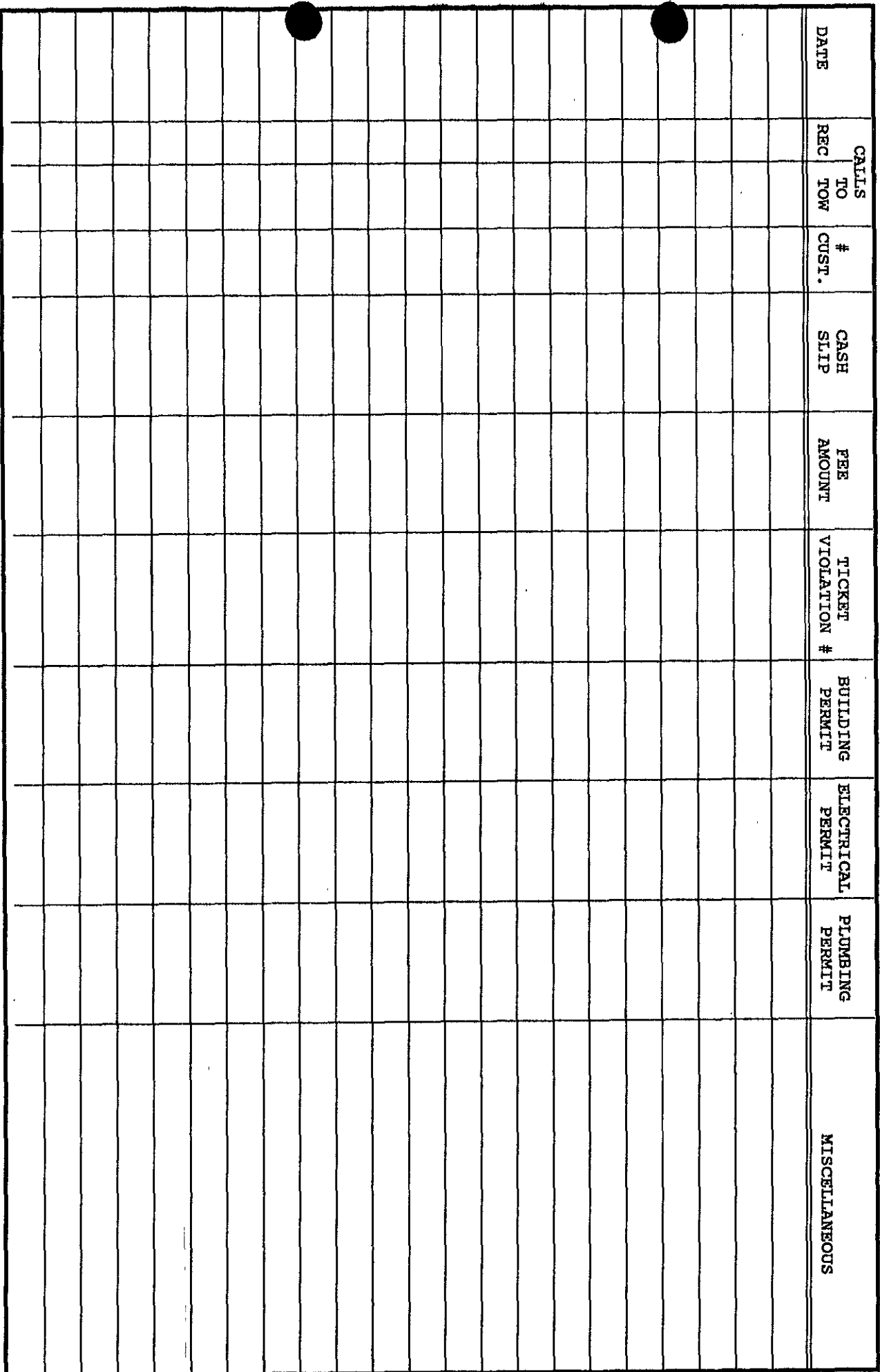


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BRANCH OFFICE DAILY RECORD

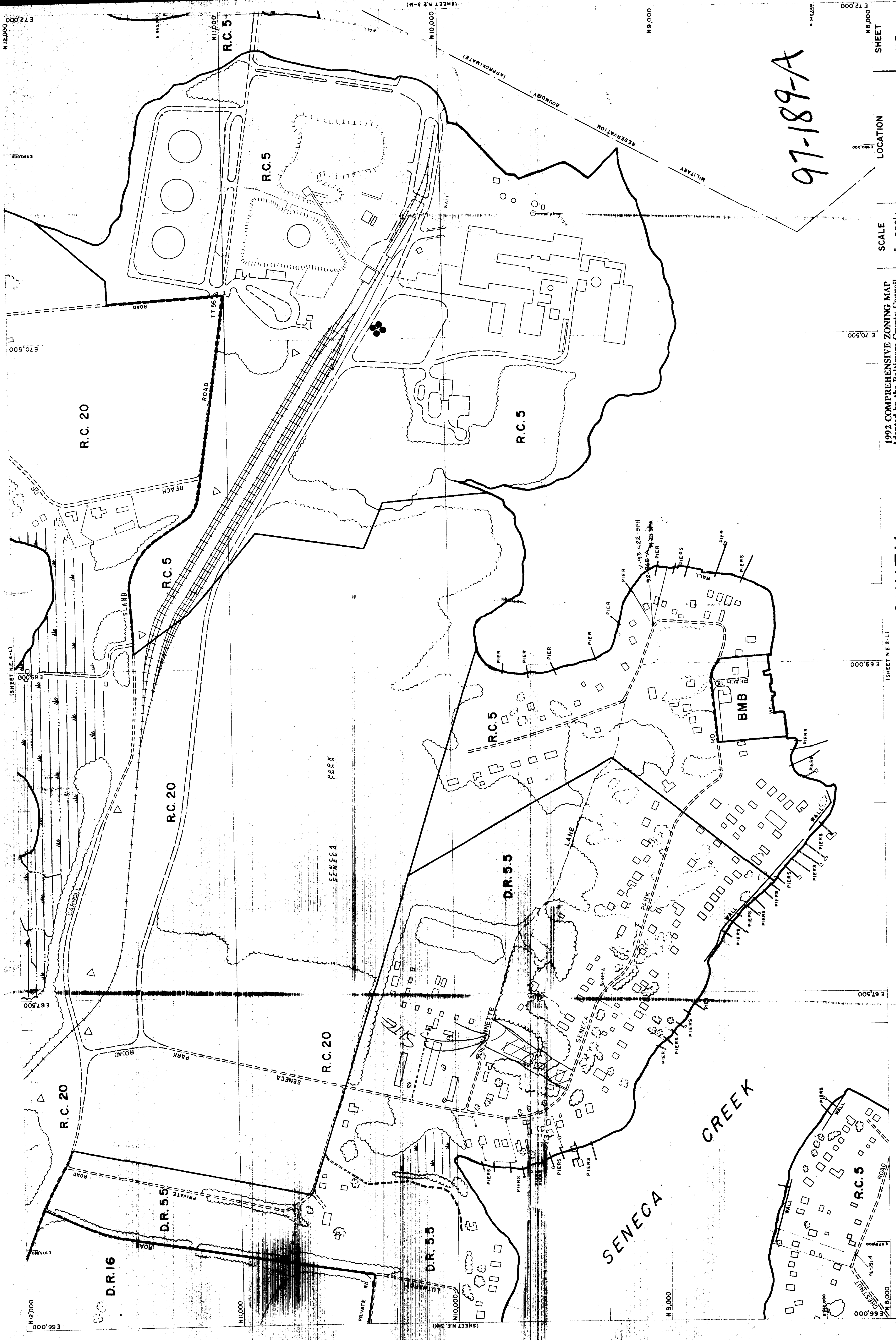




PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	SENECA PARK #181	3-L



97-189-A

SCALE 1" = 200'±	LOCATION SENECA PARK	SHEET N.E. 3-L	#189
DATE OF PHOTOGRAPHY JANUARY 1986			

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William D. Howard
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

Z - SW
Z - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

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